



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

2 NEW COTTAGE

KINTHALL LANE, HANLEY BROADHEATH, TENBURY WELLS,
WORCESTERSHIRE, WR15 8QR

GUIDE PRICE

£260,000



**AN APPEALING SEMI-DETACHED COUNTRY COTTAGE FOR IMPROVEMENT
SET IN ABOUT 1.5 ACRES (TBV).**

- KITCHEN/DINER
- SITTING ROOM
- UTILITY ROOM

- THREE BEDROOMS
- BATHROOM
- LARGE GARDEN

- DOUBLE GARAGE
- DRIVEWAY PARKING
- PADDOCK/ORCHARD

NICK CHAMPION LTD

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www.nickchampion.co.uk



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APPROXIMATE DISTANCES

Tenbury Wells – 5.8 miles, Bromyard – 9 miles, Ludlow – 16 miles, Worcester – 16 miles, Kidderminster – 17 miles, M5 Junction 6 – 18 miles, Birmingham – 34 miles.

DIRECTIONS

From Teme Street, Tenbury Wells take the B4204 sign posted Clifton-upon-Teme. Proceed for 5.5 miles before turning right onto Kinthall Lane and after 0.2 mile the property will be found on the left hand side as indicated by a Nick Champion 'For Sale' board.

SITUATION & DESCRIPTION

2 New Cottage is situated in rural Hanley Broadheath and the parish hall and two public houses are within walking distance of the property. Sapey Golf Club is a short drive away, as are a farm shop at Rochford and a farm retail centre at Stanford Bridge. The market town of Tenbury Wells is just a 10 minutes' drive from the property and offers many facilities including a variety of shops and services, a library, a doctors' surgery, a cottage hospital, a cinema, swimming pool, primary and secondary schools, and a range of clubs and societies.

The property was originally one of a pair of Hanley Estate woodcutters' cottages built circa 1910 of brick elevations under a tiled roof and has a single storey flat roof extension and UPVC framed double glazing. The property is very peacefully situated alongside a no through country lane and with the added benefit of the paddock will certainly appeal to those seeking the good life in a delightful rural location. The cottage is quite habitable but would benefit from some refurbishment. The property is offered with no upward chain.

ACCOMMODATION

A glazed entrance door opens into a lobby which leads through to the sitting room with a brick open fireplace and an understairs cupboard. The kitchen/diner has a ceramic tiled floor, a range of light wood effect fitted base and wall units incorporating a stainless steel sink/drain, and an integral electric oven and hob with an extractor hood over, plumbing for a washing machine, space for a fridge/freezer, and houses the Trianco oil fired central heating boiler. Within the adjacent single storey extension is a utility room/boot room with a part glazed door to outside and a door to the bathroom which has a ceramic tiled floor, a bath with an electric shower over, a vanity basin and wc.

An enclosed staircase off the sitting room rises up to the first floor landing. There are two double bedrooms, one of which houses the airing cupboard with tank and shelving, and a further generous single bedroom.

OUTSIDE

A path leads up to the cottage from the driveway parking area with adjacent concrete double garage (16'1" x 16'1") with metal up and over garage doors and a side door. The cottage has a small front garden and a more extensive rear garden with a brick and slate store shed (9'8" x 6'9"). To the south side is a very useful paddock and orchard which is somewhat overgrown and having a separate gated entrance onto the lane. In all the property extends to about 1.5 acres (TBV).

TENURE

Freehold

SERVICES

Mains water and electricity are connected.
Private drainage.
Oil fired central heating.

LOCAL AUTHORITY

Malvern Hills District Council - Tel: 01684 862151
Council Tax Band C

ENERGY PERFORMANCE CERTIFICATE

EPC Rating E – Full details available upon request or follow the link:

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/2634-3900-5200-8850-3204>

FIXTURES & FITTINGS

Only those mentioned in the particulars are included in the sale; all other items are excluded.

VIEWING

By prior appointment with the Agent: –
Nick Champion - Tel: 01584 810555

View all of our properties for sale and to let at:

www.nickchampion.co.uk

LONDON SHOWROOM

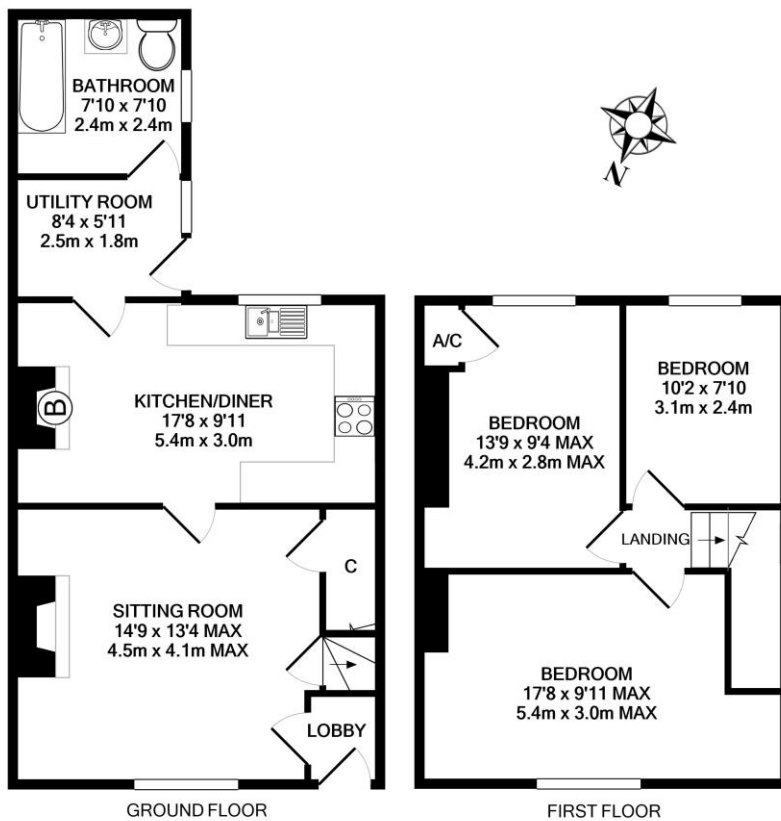
121 Park Lane, Mayfair, London, W1K 7AG
Tel: 020 7318 7082

Photographs taken on 28th October 2020

Particulars prepared November 2020.







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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These particulars are provided on the understanding that all negotiations are conducted through Nick Champion. Neither these particulars nor oral representations form part of any offer or contract and their accuracy cannot be guaranteed. Prospective purchasers are strongly advised to obtain verification of all matters pertaining to the sale of the subject property from their own solicitor or surveyor.